IN THE UNITED STATES DISTRICT COURT FOR THE NORTHERN DISTRICT OF ILLINOIS EASTERN DIVISION

LABORERS' PENSION FUND, LABORERS')
WELFARE FUND OF THE HEALTH AND)
WELFARE DEPARTMENT OF THE)
CONSTRUCTION AND GENERAL)
LABORERS' DISTRICT COUNCIL OF)
CHICAGO AND VICINITY, THE CHICAGO)
LABORERS' DISTRICT COUNCIL RETIREE)
HEALTH AND WELFARE FUND and)
JAMES S. JORGENSEN, not individually, but) Case No.: 16 C 6209
as Administrator of the Funds,)
)
Plaintiffs,)
v.)
)
JEM DEVELOPMENT, INC., an Illinois	.)
corporation,)
)
Defendants.)

COMPLAINT

Plaintiffs, Laborers' Pension Fund, Laborers' Welfare Fund of the Health and Welfare Department of the Construction and General Laborers' District Council of Chicago and Vicinity, the Chicago Laborers' District Council Retiree Health and Welfare Fund, and James S. Jorgensen, not individually, but as Administrator of the Funds (hereinafter collectively the "Funds"), by their attorneys, Patrick T. Wallace, Jerrod Olszewski, Amy Carollo, John Hamada, Katherine C. Mosensen, and Kelly Carson, for their Complaint against Defendant Jem Development, Inc., an Illinois corporation, state:

COUNT I

(Failure to Submit Reports and Pay Employee Benefit Contributions)

- 1. Jurisdiction is based on Sections 502(e)(1) and (2) and 515 of the Employee Retirement Income Security Act of 1974 ("ERISA"), as amended, 29 U.S.C. §§1132 (e)(1) and (2) and 1145, Section 301(a) of the Labor Management Relations Act ("LMRA") of 1947 as amended, 29 U.S.C. §185(a), 28 U.S.C. §1331, and federal common law.
- 2. Venue is proper pursuant to Section 502(e)(2) of ERISA, 29 U.S.C. §1132(e)(2), and 28 U.S.C. §1391 (a) and (b).
- 3. The Funds are multiemployer benefit plans within the meanings of Sections 3(3) and 3(37) of ERISA. 29 U.S.C. §1002(3) and 37(A). They are established and maintained pursuant to their respective Agreements and Declarations of Trust in accordance with Section 302(c)(5) of the LMRA. 29 U.S.C. § 186(c)(5). The Funds have offices and conduct business within this District.
- 4. Plaintiff James S. Jorgensen is the Administrator of the Funds and has been duly authorized by the Funds' Trustees to act on behalf of the Funds in the collection of employer contributions owed to the Funds and to the Construction and General District Council of Chicago and Vicinity Training Fund, and with respect to the collection by the Funds of amounts which have been or are required to be withheld from the wages of employees in payment of Union dues for transmittal to the Construction and General Laborers' District Council of Chicago and Vicinity (the "Union"). With respect to such matters, Jorgensen is a fiduciary of the Funds within the meaning of Section 3(21)(A) of ERISA, 29 U.S.C. §1002(21)(A).

- 5. Defendant Jem Development, Inc., (hereinafter the "Company"), is an Illinois corporation. At all times relevant herein, the Company did business within this District and was an employer within the meaning of Section 3(5) of ERISA, 29 U.S.C. §1002(5), and Section 301(a) of the LMRA, 29 U.S.C. §185(c).
- 6. The Union is a labor organization within the meaning of 29 U.S.C. §185(a). The Union and the Company are parties to successive collective bargaining agreements, the most recent of which became effective June 1, 2013 ("Agreement"). (A copy of the "short form" Agreement entered into between the Union and the Company which Agreement adopts and incorporates a Master Agreement between the Union and various employer associations, and also binds the Company to the Funds' respective Agreements and Declarations of Trust and the Agreements and Declarations of Trusts of the various Funds listed in paragraph 7 below, is attached as Exhibit A.)
- 7. The Funds have been duly authorized by the Construction and General Laborers' District Council of Chicago and Vicinity Training Fund (the "Training Fund"), the Midwest Construction Industry Advancement Fund ("MCIAF"), the Mid-American Regional Bargaining Association Industry Advancement Fund ("MARBA"), the Chicagoland Construction Safety Council (the "Safety Fund"), the Laborers' Employers' Cooperation and Education Trust ("LECET"), the Concrete Contractors Association ("CCA"), the CDCNI/CAWCC Contractors' Industry Advancement Fund (the "Wall & Ceiling Fund"), the CISCO Uniform Drug/Alcohol Abuse Program ("CISCO"), the Laborers' District Council Labor Management Committee Cooperative ("LDCLMCC"), the Will Grundy Industry Trust Advancement Fund ("WGITA"), the Illinois Environmental Contractors Association Industry Education Fund ("IECA Fund"), the

Illinois Small Pavers Association Fund ("ISPA"), and the Chicago Area Independent

Construction Association ("CAICA") to act as an agent in the collection of contributions due to
those Funds.

- 8. The Agreement, the Funds' respective Agreements and Declarations of Trust, the Retiree Welfare Fund's Agreement and Declaration of Trust, and the Training Fund Agreement and Declaration of Trust, obligate the Company to make contributions on behalf of its employees covered by the Agreement for pension benefits, health and welfare benefits, retiree health and welfare benefits, and for the Training Fund, and to submit monthly remittance reports in which the Company, *inter alia*, identifies the employees covered under the Agreement and the amount of contributions to be remitted to the Funds on behalf of each covered employee. Pursuant to the terms of the Agreement and the Funds' respective Agreements and Declarations of Trust, the Retiree Welfare Fund Agreement and Declaration of Trust, and the Training Fund Agreement and Declaration of Trust, contributions which are not submitted in a timely fashion are assessed liquidated damages plus interest.
- 9. The Agreement and the Funds' respective Agreements and Declarations of Trust require the Company to submit its books and records to the Funds on demand for an audit to determine benefit contribution compliance.
- 10. The Agreement obligates the Company to obtain and maintain a surety bond to insure future wages, pension and welfare contributions.
- 11. On April 1, 2015, the Company entered into a contract for cash bond with the Fund. The Company agreed to pay \$500.00 per month, starting April 1, 2015 and ending on January 1, 2016. A copy of the Contract for Cash Bond is attached as Exhibit B.

- 12. Notwithstanding the obligations imposed by the Agreement and the Funds' respective Agreements and Declarations of Trust, the Company has:
- (a) failed to submit reports and/or pay all contributions to Plaintiff Laborers' Pension Fund for the period of February 2016 forward, thereby depriving the Laborers' Pension Fund of contributions, income and information needed to administer the Fund and jeopardizing the pension benefits of the participants and beneficiaries;
- (b) failed to submit reports and/or pay all contributions to Plaintiff Laborers' Welfare Fund of the Health and Welfare Department of the Construction and General Laborers' District Council of Chicago and Vicinity for the period of February 2016 forward, thereby depriving the Welfare Fund of contributions, income and information needed to administer the Fund and jeopardizing the health and welfare benefits of the participants and beneficiaries;
- (c) failed to submit reports and/or pay all contributions to Chicago Laborers' District Council Retiree Health and Welfare Fund for the period of February 2016 forward, thereby depriving the Retiree Welfare Fund of contributions, income and information needed to administer the Fund and jeopardizing the health and welfare benefits of the participants and beneficiaries;
- (d) failed to submit reports and/or pay all contributions to Laborers' Training Fund for the period of February 2016 forward, thereby depriving the Laborers' Training Fund of contributions, income and information needed to administer the Fund and jeopardizing the training fund benefits of the participants and beneficiaries; and
- (e) failed to submit reports and/or pay all contributions owed to one or more of the other affiliated funds identified in paragraph 7 above for the period of February 2016 forward,

thereby depriving said fund(s) of contributions, income and information needed to administer said fund(s) and jeopardizing the benefits of the participants and beneficiaries.

- 13. The Company failed to make the December 2015 and January 2016 Contract for Cash Bond payments. The Company is in default.
- 14. The Company's actions in failing to submit timely reports and contributions and bond payments violate Section 515 of ERISA, 29 U.S.C. §1145, and Section 301 of the LMRA. 29 U.S.C. §185.
- 15. Pursuant to Section 502(g)(2) of ERISA, 29 U.S.C. §1132 (g)(2), Section 301 of the LMRA, 29 U.S.C. §185, federal common law, and the terms of the Agreement and the Funds' respective Trust Agreements, the Company is liable to the Funds for unpaid contributions, as well as interest and liquidated damages on the unpaid contributions, accumulated liquidated damages, bond payments, audit costs, reasonable attorneys' fees and costs, and such other legal and equitable relief as the Court deems appropriate.

WHEREFORE, Plaintiffs respectfully request this Court enter a judgment against Defendant Jem Development, Inc. as follows:

- a. ordering the Company to submit benefit reports and pay all contributions for the time period of February 2016 forward;
- b. ordering the Company to pay its contract for cash bond payments for December
 2015 and January 2016;

- c. ordering the Company to submit its books and records upon demand to determine benefit contribution compliance and entering judgment in sum certain against the Company on the amounts due and owing pursuant to said audit, including contributions, interest, liquidated damages, accumulated liquidated damages, and attorneys' fees and costs; and
- d. awarding Plaintiffs any further legal and equitable relief as the Court deems just and appropriate.

COUNT II

(Failure to Submit Reports and Pay Union Dues)

- 16. Plaintiffs reallege paragraphs 1 through 15 as though fully set forth herein.
- 17. Pursuant to agreement, the Funds have been duly designated to serve as collection agents for the Union in that the Funds have been given the authority to collect from employers Union dues which should have been or have been deducted from the wages of covered employees. Union dues which are not submitted in a timely fashion are assessed 10 percent liquidated damages.
- 18. Notwithstanding the obligations imposed by the Agreement and the Funds' respective Agreements and Declarations of Trust the Company failed to submit Union dues reports and dues that were or should have been withheld from the wages of its employees performing covered work for the period of November 2014 through January 2015 and March 2015 forward, thereby depriving the Union of income and information necessary to determine dues submission compliance.

19. Pursuant to the Agreement and Federal Common Law, the Company is liable to the Funds for the unpaid Union dues, as well as liquidated damages, accumulated liquidated damages, audit costs, reasonable attorneys' fees and costs as the Union's collection agent, and such other legal and equitable relief as the Court deems appropriate.

WHEREFORE, Plaintiffs respectfully request this Court enter a judgment against Defendant Jem Development, Inc. as follows:

- a. ordering the Company to submit dues reports and pay all dues for the time period of November 2014 through January 2015 and March 2015 forward;
- b. ordering the Company to submit its books and records to an audit upon demand to determine dues contributions compliance;
- c. entering judgment in sum certain against the Company on the amounts due and owing pursuant to the November 2014 through March 2015 and March 2015 forward dues reports, and on any amounts found due and owing pursuant to the audit, including dues, interest, liquidated damages, accumulated liquidated damages, and attorneys' fees and costs; and

d. awarding Plaintiffs any further legal and equitable relief as the Court deems just and appropriate.

June 14, 2016

Laborers' Pension Fund, et al.

By: /s/ Amy Carollo

Patrick T. Wallace Jerrod Olszewski Amy Carollo John Hamada Katherine Mosensen Kelly Carson Laborers' Pension and Welfare Funds 111 W. Jackson Blvd., Suite 1415 Chicago, IL 60604 (312) 692-1540 Case: 1:16-cv-06209 Document #: 1 Filed: 06/14/16 Page 10 of 14 PageID #:10

CONSTRUCTION & GENERAL LABORERS' DISTRICT COUNCIL OF CHICAGO AND VICINITY

ATTIUATED WITH THE LABOREUS! INTERNATIONAL UNION OF NORTH AMERICA, AFL-CIO 101 BIRR RIDGE PARKWAY + SLUTE 300 + BURR RIDGE, M. 60527 + PHONE: 630/655-8261 + PAX: 630/615-8453

INDEPENDENT CONSTRUCTION HIDUSTRY COLLECTIVE BARGARING AGREEMENT

- (i. Recognition. The Employer, in response to the Union's request for necognition as the majority 9(a) representative of its Laborar amployees, and the Union's request for necognition as the majority is export, breely recognitive the Union order Section 8(a) of the Act as the sold and exclusive collective bargaining representative for the employees now and hereforther temployed in the Laborar bargaining mit with respect to mages, hours, and other hards and confidence of employment without the need for a Board cariffed election. The Employer has not assigned its rights for perposes of collective bargaining with the Union to any person, entity or association, and fereity revokes its prior assignment of bargaining rights, it any. The Employer Turbur colonizity elects not to assign such tumperson, entity or association thing the term of this Agreement, and constitutes berrof, provided that it implays at least one Laborar per year.
- 2. Labor Contract. The Employer affams and adopts the applicable Collective Burgathing Agreements, as designated by the Union, between the Union and the Builders Association of Chicago and Vicinity, the Minois Road Builders Association, the Union Contractors Association of Chicago and Vicinity, the Minois Road Builders Association, the Union Contractors Association, the Contractors Association of Gruster Chicago, 6.0.0.0 N/O AW.C.C., the Chicago Demoklion Contractors Association, the Minois Environmental Contractors Association, the Laber County Contractors Association, the Chicago Scarholders Association, the Chicago Scarholders Association, and all other employer association which whom the Union or its affixed Local Unions but the Englosure of Contractors Association, the Chicago Scarholders Association, and all other employers association on the right to strike shall also copies with a new agreement has been established, which the Indian appearance into the Contractors Association agreement as been established, which the Indian Englasment and Englasment Association agreement as the Contractors Association agreement as a contractor association agreement as the Contract of the Agreement and State Agreement association agreement in the Contract of the Agreement association agreement as a contract of 1.5% of onces states, or such other amount as among an among accounter as a minor or the Agreement association agreement.

 2. Date Charlott. The Englasher of the Agreement as a minor or accounted to the amount of 1.5% of onces states, or such other amount as of accounted to the contract of 1.5% of onces states, or such other amount as of accounted to the contract of 1.5% of onces states, or such other amount as of accounted to the contract of 1.5% of onces states.
- Agreement superscale secontary terms to enter on access upon or sine-wise aspeciation agreements.

 3. Dues Chebord. The Employer shall deduct from the wages of employees uniform working dues in the amount of 1,5% of grees sugges, or such other amount as othersel of the Order of the Employees and the other of the sums so destucted. Digither with an accurate list showing the employees from whost does were additional, the superscale of the other of the monthly greed, not lets then the least (100) day of the month following the month for which and deductions were made, it is the partiest intertion in this they deduction accordy with the recommendate of Section 202(c)(4) of the Labor Management Relations Act of 1947, as amended, and such deductions be made only pursuant to written assignments from each employee on whose account such deductions are made, which study not be inserted by the other than one than the account of the control of the such account of the such accounts of the deductions are made.
- The intercopt of the state commons to heard any parameter any parameter and appeared which he in the Union's Statement of Jurisdiction, receipt of which is hearby he for a paried of more than the year or beyond the termination date of the labor agreement, whichever occurs accord.

 A. Work Jurisdiction. This Agreement covers all work within the Union's work jurisdiction as set botto in the Union's Statement of Jurisdiction. The Employer shall assign all work described therein his full being represented above respirate and advantations in incorporated by reference into this Agreement. The Employer shall assign all work described therein his full being represented above respirated to adjustment by any jurisdiction of the propose, which has added as a contraction, petralism, and the signature or delivered adjustment by any jurisdiction of the Union. The Employer, which as distingtion of the Union. The Employer and the state and the signature or delivered or delivered jurisdiction of the Union to stay person, conjectation or entire estimation, patricing or repair of a building, structure or other work and coming within the above-described jurisdiction of the Union to stay person, conjectation or entire estimation or subjects any of the work confing within the above-described jurisdiction of the Union to say person, conjectation or entire estimation or subjects any of the work confing within the above-described jurisdiction or the Union to say person, conjectation or entire estimation or subjects any of the work confing within the above-described jurisdiction or the Union to subject any or any of the work confing within the above-described jurisdiction or the Union to subject the subject and or subject any of the work confinged in the property of the subject to the Union. When the Employer subject and the subjects are property and of the property agrees and of the property agrees to pay the announce of this Agreement, including responsibl

Where Laborate powered by this Aphierment perform work outside the Chicago area, the Employer shall, it covered enter a local ENHA-attended labor agreement in the area, contribute to the local friend powerful funds on the amounts set form in the local agreement. Otherwise, it stop cannot all fringly benefit fund contributors in the amounts sed to the funds as required under this Agreement.

- 6. Wages and Industry Funds. The Employer shall pay all the negociated hously wages, frings benefit prof industry kand contributions it is bound to pay under the applicable Delective Bargaining Agramments, including, where applicable, complication to the Chicago-Arra LECET and designated labor-management and industry advancement hands except that no contributions shall be smalled to MichAF unless consented to and upon written direction from the Union. All additional wage rates, dues checked, and fringe benefits that are negotiated or become effective other May \$1, 2001 shall be incorporated into this Agreement. The Union appressly reserves its side right to allocate and apportunit such arrest total economic increase.
- 7. Contract Enforcement. All prierwords arising hereunder shall, at the Union's discretion, be submitted to the Chicago District Coercil Grievance Committee for limit and binding disposition in feu of another prievance committee. Should the Employer fall to comply within see (10) says with any binding grievance severe, whether by grievance committee or strictation, it shall be liable for all costs and logal less injourned by the Union to private the severe. Hotherbestancing supting to the contrary, nothing herein shall limit the Wholen's private by the stripple of the private or the prevention of the bester to critiquidons, takes by the strippler to timely remail dues to the Biston, subcontracting in violation hereof, or non-compliance with a binding grievance award. The Employer's violation of any provision of finis paragraph will give the Union the right to take any other tentral and eccentric action, including but not invited to all remaides at term or equity. It is expressly enderstood and spread that the Union the right to take any other tentral and eccentric action to an addition to, and out in deed of, it is griss select the griss-once procedures. Where notestery to correct contract violations, or where no acceptable stressed is currently employed, the Union may appoint and place a sewent from outside the workforce at all job shee.
- 8. Successors. In this event of any change is the contential, management or operation of the Employer's business or substantially \$1 of its assets, by sale or otherwise, it is according to such sale or triansfer that the new owner or manager, whether cooperate or individual, shall be fully bound by the terms and conditions of this Agreement. The Employer's shall provide no less than ten (10) days prior written notice to this kindon of the sale or transfer and shall be children for all expenses incurred by the Union to enteres the terms of this paragraph. The Union may strike to effect the tarms hereof.
- 9. Termination. This Agreement shall retain in this force and status are 1, 2001. (unless dated differently below) through taty 31, 2008, and shall conditive them; the unless there has been given written notice, by cellified mail by either party besto, received no less than stary (60) nor more than nicety (90) days prior to the expiration date, of the death to modify or amend the Agreement strongs negotiations, in the absence of such notice the Employer and the Union agree to be bound by the new area-wide negotiated agreements with the values Associations iscorporating them with the value of a Agreement for the life of the next negotiated agreements, and termination is given as provided above.

edges receipt of a copy of the complete Joint Agreements.	
Day 28, 3002	50
ADDRESTED: Laborers' Local Union No. JAD Wastery - 288	JEM Development, Inc.
= 10 master	By Colleen M. Lambert President
CONSTRUCTION AND GENERAL LABORERS' DISTRICT COUNCIL OF CHICAGO AND VICINITY	(PTRE MAINS \$000 LINE)
By Hank Ride The President & Secretary Treas	7224 W. 59th Street
DECEIVER	Summit Teurois (no so)
For Otice Use Only William State Sta	(708) 563-1179 /708) 563-1189
WHITE - LOCAL LINON FISHED DEPAND	PINK - DISTRICT COUNCY, • EGILD - EMPLOYER • • • • • • • • • • • • • • • • • • •



From : 17089477295 LABORS FIELD DEPT 06-14-16 09:44a

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CONTRACT FOR CASH BOND

This agreement is entered into by the Laborers' Pension Fund, the Health and Welfare Department of the Construction and General Laborers' District Council of Chicago and Vicinity and The Fox Valley Laborers' Health and Welfare Fund and The Fox Valley and Vicinity Pension Fund (the "Funds") and the following Contributing Employer to the Funds:

JEM DEVELOPMENT, INC.		
Full Name	,	
PO BOX 149		
Address SUMMIT IL 60501		
City, State, Zin Code		

WHEREAS Article VII, Section 2 and Article VI, Section 2 of the Agreements and Declarations of Trust establishing the aforementioned (the "Funds) Pension Fund and Health and Welfare Fund to authorize the Funds to accept cash bonds as guarantees for the payment of monthly contributions to the Funds; and

WHEREAS contributing Employers under the terms of the applicable collective bargaining agreement are required to post surety bonds or cash bonds in a form acceptable to the Construction and General Laborers' District Council of Chicago and Vicinity, (the "Union"); and

WHEREAS the Union has agreed to the establishment by the Funds of a bank account, money market account or other account for the holding of cash bonds pursuant to contract approved by the Boards of Trustees of the Funds; and



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WHEREAS the Boards of Trustees of the Funds have approved the establishment by the Funds of a bank account, money market account or other account for the holding of each bonds by contributing Employers.

Now, therefore, the parties hereby agree that:

A. Procedures for Filing a Cash Bond and Use of the Bond

The Employer named above shall pay the amount listed below to the Funds as a cash boud to guarantee payment of employee wages, pension and welfare contributions owed by the Employer to employees of the Employer and/or to the Funds for work performed by the employees under the terms of a collective bargaining agreement between the Employer and the Funds; and

The cash bond shall be used to satisfy on a pro rata basis amounts due for unpaid wages and/or unpaid contributions to the Funds, including liquidated damages and interest owed to the Funds; and

The Administrator of the Funds is authorized to deposit the cash payment listed in an interest-bearing bank account, money market account or other account for deposit of such funds to be selected at the discretion of the Administrator, to retain the interest earned on a said cash deposit to defray the expenses of the funds for the administration of cash bonds and for the collection of delinquencies; and

To deduct from said account and pay to employees and/or to the Funds any amounts determined by the Administrator, based upon reasonably reliable information provided by representatives of the Union, the Field Representatives of the Funds or compliance auditors of the Funds or Union, the full amount of any unpaid wages or unpaid contributions, liquidated damages or interest.

The Administrator shall provide written notice at least ten (10) days in advance to the Employer of a determination by the Administrator to deduct sums from the cash bond to satisfy the claims for wages and/or unpaid contributions, liquidated damages or interest.

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The Employer, within ten (10) days of the date of the notice sent by the Administrator, may make other arrangements to pay the wages and/or contributions determined to be owed by the Administrator and shall provide written evidence to the Administrator of such arrangements.

An objection by the Employer that the claimed wages and/or contributions are not due and owing shall not prevent the Administrator from directing the payment of claimed wages and/or contributions. If a determination is made at a later date that the wages paid to employees or the contributions, liquidated damages or interest paid the Funds was not due and owing, the sole liability of the Funds shall be to restore the cash bond of any Employer to the extent of the contributions, liquidated damages and interest paid as contributions on behalf of the Employer that should not have been paid. Any claim of the Employer for wages improperly paid to employees shall be made against the employees who received the payments and not against the Funds or Administrator as long as the Administrator based the payments on information received from a source that the Administrator considered to be reasonably reliable. An auditor's report or employee's affidavits shall be conclusive proof of such a reasonable reliable source.

A. Procedures for Requesting a Refund of a Cash Bond

The Employer may request and obtain a refund of any balance of the cash bond being held by the Funds if the Employer ceases to do business for which contributions would be owed to the Funds under the terms of a collective bargaining agreement with the Union or during any period in which the Employer would be required to maintain existing terms and conditions of employment while negotiating over the terms to be included in a new collective bargaining agreement. Any such refund of the balance of the cash bond shall be paid without interest.

An Employer may obtain a refund of the cash bond if the Employer provides a surery bond written by an insurance carrier with reserves in excess of \$1,000,000 authorized, licensed or permitted to do business in the state of Illimois, provided that the amount of said surety

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bond is in compliance with the terms of the Employer's collective bargaining agreement with the Union or any amount previously prescribed by the Trustees for a delinquent employer equal to three times the monthly contributions of such Employer, as estimated by the Trustees, in accordance with the terms of the agreements and declarations of trust of the Funds.

No cash refund shall be paid to the Employer until the Employer has provided the necessary surety bond or evidence satisfactory to the Administrator that the employer has ceased doing business that would require contributions to the Funds. If the Employer fails to provide a refund request along with the necessary supporting information within three (3) years of the date on which the Employer last contributed to the Funds, the Employer shall forfeit its right to a refund and the Administrator shall transfer any balance credited to the Employer to the general accounts of the Funds to defray the costs of employer delinquencies.

This Agreement for the payment and deposit of a cash bond in the amount of

B. Amount of Cash Bond

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he